

CITY OF ROCKWALL

ORDINANCE NO 05-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING FROM SF 7" SINGLE FAMILY RESIDENTIAL TO PD-50" PLANNED DEVELOPMENT DISTRICT NO 50 ON A 0.460-ACRE TRACT KNOWN AS PART OF A, B, & E, BLOCK 21 AMICK ADDITION 603 N GOLIAD STREET AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT A ATTACHED HERETO CORRECTING THE OFFICIAL ZONING MAP PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE, PROVIDING A SEVERABILITY CLAUSE, PROVIDING FOR A REPEALER CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the City has received a request from Maureen Green for a change in zoning from (SF 7) Single Family Residential district to (PD-50) Planned Development No 50 district for an approximate 0.460-acre tract being part of A, B & E Block 21 Amick Addition 603 N Goliad Street, and more specifically described in Exhibit A attached hereto and made a part hereof for all purposes and

WHEREAS the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof and the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS

Section 1. That the Unified Development Code of the City of Rockwall Texas as heretofore amended be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning on a tract of land which is more fully described herein as Exhibit A from (SF 7) Single Family Residential to (PD-50) Planned Development District No 50 and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in the Unified Development Code of the City of Rockwall as heretofore amended as amended herein by granting of this zoning change and as may be amended in the future and subject to the following additional conditions

- (1) That the Planned Development be subject to the 'Commercial Guidelines' of the proposed Rockwall Historic District herein described as Exhibit 'B' and subject to any future amendment to those guidelines

- (2) That joint or shared access be required on all adjoining lots if any property is used for office development or any of the uses listed in the 'R-O' Residential Office District.
- (3) That a single family residential use be allowed in addition to any of the uses listed in the 'R-O' Residential Office District, one single family residential unit per property
- (4) That parking in the front yard area of any property within this Planned Development District be prohibited and all parking for those uses listed in the 'R-O' Residential Office District be located behind the front facade of the main building structure
- (5) That the parking requirement for office and professional buildings be one (1) parking space for each 500 square feet of floor area and that all other parking shall comply with Article VI of the Unified Development Code (Ord No 04-38)
- (6) That all properties within the Planned Development District shall be subject to site plan review if changing to other than residential use
- (7) In the event that unique or extraordinary conditions exist on the property such that the applicant feels he/she cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein

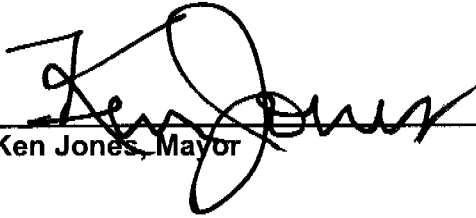
Section 4. Any person firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2 000 00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense

Section 5 If any section or provision of this ordinance or the application of that section or provision to any person firm corporation situation or circumstance is for any reason judged invalid the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person firm corporation situation or circumstance nor shall adjudication affect any other section or provision of the Unified Development Code of the City of Rockwall Texas and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7 That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS this 4th day of April 2005.




Ken Jones, Mayor

ATTEST



Dorothy Brooks, City Secretary

APPROVED AS TO FORM



Pete Eckert, City Attorney



1 Reading March 21, 2005

2nd Reading April 4, 2005

Exhibit A

Legal Description

All that certain tract or parcel of land situated in the B F BOYDSTUN SURVEY ABSTRACT NO 14 and lying within the corporate limits of the City of Rockwall and being part of the same lot conveyed from Walker et al to Reese and wife by Deed of record in Volume 42 page 558 of the Rockwall County Deed Records and further described as follows

Beginning at a 1/2" iron rod found at the southeast corner of the above named Reese lot, said point being 554 feet North from the Northeast corner of Block 'B' of the Town of Rockwall as shown on plat of said Town

Thence South 89 degrees 02 minutes 41 seconds West a distance of 120 17 feet to a 1/2" iron rod set at the Southeast corner of a tract of land conveyed to Owen Lee Mitchell by Paul S Thompson and wife Helen H Thompson in a Deed dated June 1 1959 recorded in Volume 59 Page 513 Deed Records of Rockwall County Texas

Thence North 00 degrees 16 minutes 25 seconds West along the East line of said Owen Mitchell tract a distance of 165 30 feet to a 1/2" iron rod set for corner

Thence North 88 degrees 04 minutes 36 seconds East along the North line of said Reese tract a distance of 121 01 feet to a 60D nail set in the West Right-of Way of Goliad Street;

Thence South along said Right-of Way a distance of 167 35 feet to the PLACE OF BEGINNING and containing 0 460 acres of land

Advertising Receipt

Rockwall County News

316 S Goliad, Ste 107
PO BOX 819
Rockwall, TX 75087
Phone 972 722 3099
Fax: 972 722 3096

ROCKWALL, CITY OF-LEGALS ®
ATTN DOROTHY BROOKS
385 SOUTH GOLIAD
ROCKWALL, TX 75087

Cust#: 01100978-000
Ad#: 17527748
Phone: (972)771 7700
Date: 06/17/05

Ad taker: 15 **Salesperson:** 6 **Classification:** 001

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
09 ROCKWALL COUNTY NEWS	06/22/05	06/22/05	1	63.00		63 00

Payment Reference:

L# 223126 3 X 3.5--ORD 05-08

Total	63 00
T	0 00
Net:	63.00
Prepaid.	0.00
Total Due	63 00

PUBLISHER'S AFFIDAVIT


THE STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael Gresham, who being by me duly sworn deposes and says that he is the Publisher of *Rockwall County News* and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. It devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. It is published at least once each week;
3. It is entered as second-class postal matter in the county where it is published;
4. It has been published regularly and continuously since 1985, and
5. It is generally circulated within Rockwall County.

Clipping (s)

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

June 2nd A.D. 2005


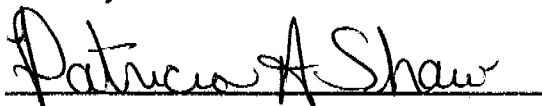
Michael Gresham
Editor and Publisher

SUBSCRIBED AND SWORN BEFORE ME

by Michael Gresham, who

- a) is personally known to me, or
 b) provided the following evidence to establish his/her identity.

on the 2nd day of June, A.D. 2005
to certify which witness my hand and seal of office.



Notary Public, State of Texas



Legal Notices	Legal Notices
CITY OF ROCKWALL ORDINANCE NO. 05-08	
<p>AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM 'SF-7' SINGLE FAMILY RESIDENTIAL TO 'PD-50' PLANNED DEVELOPMENT DISTRICT NO. 50 ON A 0.460-ACRE TRACT KNOWN AS PART OF A, B, & E, BLOCK 21 AMICK ADDITION- 603 N GOLIAD STREET AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT A ATTACHED HERETO CORRECTING THE OFFICIAL ZONING MAP PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE, PROVIDING A SEVERABILITY CLAUSE, PROVIDING FOR A REPEALER CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.</p> <p style="text-align: right;">/s/ Ken Jones, Mayor /s/ Dorothy Brooks, City Secretary 1 Reading: March 21 2005 2nd Reading: April 4 2005</p>	
Legal Notices	Legal Notices